035.0	0002	0033.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	653,300	/	653,300
USE VALUE:	653,300	/	653,300
ASSESSED:	653,300	/	653,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
36	-38	HILTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GETACHEW DAWIT K
Owner 2:	
Owner 3:	
Street 1:	C/O ASELEFECH TAFESE
Street 2:	40 HILTON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CRADDOCK LAWRENCE -
Owner 2:	-
Street 1:	36 HILTON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .09 Sq. Ft. of land mainly classified as Two Family with a Multi- TnHs Building built about 1956, having primarily Wood Shingle Exterior and 1813 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	3908.000	309,500		343,800	653,300
Total Card	0.090	309,500		343,800	653,300
Total Parcel	0.090	309,500		343,800	653,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 360.34 | /Parcel: 360.34

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 24324

GIS Ref

GIS Ref

Insp Date 11/01/18

!2871!

PREVIOUS ASSESSMENT

Parcel ID 035.0-0002-0033.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	309,500	0	3,908.	343,800	653,300		Year end	12/23/2021
2021	104	FV	293,600	0	3,908.	343,800	637,400		Year End Roll	12/10/2020
2020	104	FV	293,600	0	3,908.	343,800	637,400	637,400	Year End Roll	12/18/2019
2019	104	FV	291,400	0	3,908.	311,600	603,000	603,000	Year End Roll	1/3/2019
2018	104	FV	291,400	0	3,908.	295,500	586,900	586,900	Year End Roll	12/20/2017
2017	104	FV	273,100	0	3,908.	257,900	531,000	531,000	Year End Roll	1/3/2017
2016	104	FV	273,100	0	3,908.	220,300	493,400	493,400	Year End	1/4/2016
2015	104	FV	227,200	0	3,908.	204,200	431,400	431,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	22:11:18

LAST REV

Date	Time
08/05/21	12:08:43
jorourke	

PAT ACCT. 2871

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CRADDOCK LAWREN	1502-84		1/3/2017		550,000	No	No		
	674-113		1/1/1901	Family		No	No		Catherine Craddock dod 10/9/1988

USER DEFINED

Prior Id # 1:	24324
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/5/2021	Other Change	JO	Jenny O
11/1/2018	MEAS&NOTICE	HS	Hanne S
4/24/2009	Meas/Inspect	372	PATRIOT
4/23/2009	Measured	163	PATRIOT
3/4/2000	Mailer Sent		
3/2/2000	Measured	197	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3908		Sq. Ft.	Site		0	64.	1.37	3									343,834						343,800	

Total AC/HA:	0.08972	Total SF/SM:	3908	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	343,834	Spl Credit		Total:	343,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	14 - Multi- TnHs		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1956	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	L - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	1 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	150.00
Size Adj.:	1.22915053
Const Adj.:	0.90454531
Adj $ / SQ:	166.773
Other Features:	101818
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	448607
Depreciation:	139068
Depreciated Total:	309539

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	4	2	
Totals			
2	8	4	

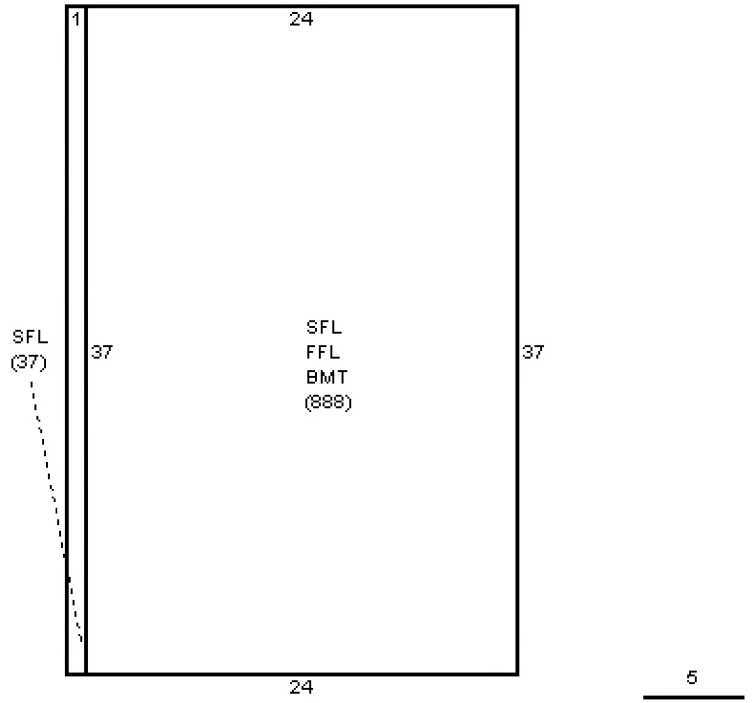
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	166.77
Special Features:	0	Val/Su Net:	114.59
Final Total:	309500	Val/Su SzAd	170.71

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	925	166.770	154,265
BMT	Basement	888	50.030	44,428
FFL	First Floor	888	166.770	148,095

Net Sketched Area:	2,701	Total:	346,788
Size Ad 1813	Gross Area 2701	FinArea	1813

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

035.0-0002-0033.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc